

December 27, 2007 Minutes of Bigfork Land Use Advisory Committee

Committee members present: Darrel Coverdell, Shelley Gonzales, Paul Guerrant, Phil Hanson, and Gary Ridderhoff. There were 5 members of the public present.

Vice-Chairman Gonzales called the meeting to order at 4:04 PM, and called for adoption of the agenda. Agenda was approved. M/S Coverdell/Ridderhoff.

Minutes of the November 29, 2007 meeting were approved as emailed. M/S Guerrant/Hanson.

ADMINISTRATOR'S REPORT:

A. Sign Violations: Secretary Hanson reported no progress from the planning office on violations.

B. Application Status: The Flathead Board of Adjustment on December 4, 2007, approved the applications for Saddlehorn and Meads. Attending from BLUAC was Phil and Sue Hanson, Craig and Pat Wagner also attended. No report on Taylor application.

C. BLUAC Elections & filing: The term for John Bourquin and Phil Hanson will expire June 1, 2008. Those interested in being elected to BLUAC must file a Petition of Nomination, Affidavit and Oath of Candidacy. Start of filing is December 23, 2007. Close of filing is February 21, 2007. Secretary Hanson has filing forms available or they may be picked up at the Flathead County Election Office in Kalispell.

D. Resignation Mary Jo Naive: Committee member Mary Jo Naive resigned effective December 5, 2007. Mary Jo stated personal responsibilities and keeping up with an active business just made for too little time to devote to BLUAC. The position will be appointed at the January 31, 2008 BLUAC meeting to fill the term until the May elections. Those interested in filling the position for the short term may submit a letter of interest to BLUAC by January 11, 2008. Letters should be sent to Secretary Sue Hanson, 220 Swan River Road, Bigfork, MT 59911 or email btrfly@montanasky.net. Committee members expressed their regret for losing a great committee member.

APPLICATIONS:

~~**A. A request by Quarter Circle LA Ranches, Inc, for Preliminary Plat approval of Saddlehorn I First Amended Plat, a forty-four (22 single-family ad 22 townhouses) lot residential subdivision on 22.37 acres. Lots in the subdivision are proposed to have public water and sewer systems. The property is located south of MT highway 209 Bigfork, and can be legally described as future residential developments 1-7 in Saddlehorn I Planned Unit Development. The application was withdrawn waiving the review period to work out some issues before it is resubmitted.**~~

OLD BUSINESS:

A. Compression Brakes: Craig Wagner reported he had no luck reaching Rex Boller of Lakeside regarding the Compression Brake signs. He did contact Daniel Bolen, director for the Traffic and Safety Bureau at the Montana Department of Transportation. Mr. Bolen informed Wagner all that was necessary to have the State install signs is to submit a request from the community noting the locations needed. Wagner noted the regulations were difficult to enforce, however the signs did produce results and most truck drivers just need the reminder.

Discussion regarding where it would be appropriate to request signs included:

1. Highway 35, South of the Flathead Lake Lodge Equestrian crossing.
2. North of the intersection of Hwy 35 and Hwy 82 (approx. 200 yards)
3. East of the intersection of Hwy 35 and Hwy 83 (Little Brown Church)

4. West of the intersection of Hwy 83 and Echo Lake Road (Echo Lake Cafe)
5. East of the intersection of Hwy 83 and Echo Lake Road (Swan River School)

Paul Guerrant moved the letter be sent to the Montana Department of Transportation, Traffic and Safety Bureau, requesting signs at the 5 locations. Darrel Coverdell seconded the motion.

During discussion, Gary Ridderhoff suggested an additional location would be on Swan River Road south of the Hwy 83 intersection. He noted that dump truck traffic was heavy in that area. Phil Hanson suggested that we may request additional signs in the future if the need arises.

Motion called and was unanimous. Secretary will draft a letter for approval by BLUAC as well as BSC.

B. Bigfork Neighborhood Plan-Draft Approval: Vice-Chairman Gonzales opened discussion on the changes to the BNP draft. Darrel Coverdell noted that in Policy 22.4 (When development requires an extension of telephone or electrical service, lines shall be installed under ground.) the word shall needs to be replaced with should. After discussion, Phil Hanson moved the draft be approved with the change to Policy 22.4. Gary Ridderhoff seconded the motion. Motion passed unanimously.

Gonzales outlined the procedure for moving forward with the draft. The projected growth map has been completed and included in the draft. The draft will be made available on the Bigfork Steering Committee website (bigforksteering.org) as well as a printed copy at the UPS store. The Flathead County Planning Office will notify, by letter, property owners and adjacent owners in the areas designated for projected growth. A public meeting is scheduled for February 7, 2008 at Bethany Lutheran Church.

Flathead County Planning staff will be in attendance at the public meeting. Thirty day notice will be posted around Bigfork, on the website and advertising in the Bigfork Eagle. The procedure after the public meeting will be to conduct a workshop to consider comments, then, forward the draft, plus public comment to the Flathead County Planning Office. After a staff report is completed, the draft will return to BLUAC for consideration of any changes before being forwarded to the Flathead County Planning Board and Flathead County Commissioners for final approval.

Procedure for the public meeting will include presentation of the draft and taking public comment. Comment is limited to 3 minutes. Cards will be available for written comments. All written comments are recorded then considered by a joint BLUAC/BSC Workshop on February 14, 2008 before forwarding to the Planning office.

Paul Guerrant asked if individuals would be able to receive answers to their questions or comments. It was determined that between the public hearing and the workshop following all public comment will be addressed. BLUAC will do all within their ability to address concerns.

NEW BUSINESS:

None:

PUBLIC COMMENT:

Craig Wagner: After noticing the signs missing warning busses and motor homes of the restricted mobility in Bigfork, I called Paul Mutascio. He informed me that the CFBB is in the process of replacing the signs.

Meeting was adjourned at 4:45 PM

Sue Hanson
BLUAC Secretary